

Clayton Vance
Design Group
ARCHITECTURE
LANDSCAPE DESIGN
URBAN DESIGN

310 N. Main
Heber City, UT 84032
(801) 830-0072

WEATHERVANE SQUARE

LIGHT INDUSTRIAL AND MANUFACTURING PARK

3000 South Highway 189 Charleston, UT

DATE
22 March 2016

WEATHERVANE — SQUARE

All plans, drawings, and details conceived, created, or prepared by or for the firm of Clayton Vance Design Group, Inc. This design is the original work of the firm and may not be duplicated, published, or used without written permission of Clayton Vance Design Group, Inc.



SITE INFO:

Acres: 10 Acres

Buildings:

Each building can be divided into a maximum of 8 tenants.

- (4) Buildings 70 X 160
- 11,200 SF Ground Level
- 2,400 SF Upper (office space)
- (1) Central Building
- 20,700 SF Ground Level
- 4,950 SF Upper (office space)

Total SF: 80,050

- (1) Building 70x40
- (Gas Station)

Parking: 215 spaces

SITE PLAN

WEATHERVANE SQUARE

WEATHERVANE SQUARE
LIGHT INDUSTRIAL AND MANUFACTURING PARK
 3000 South Highway 189 Charleston, UT

DATE
 22 March 2016

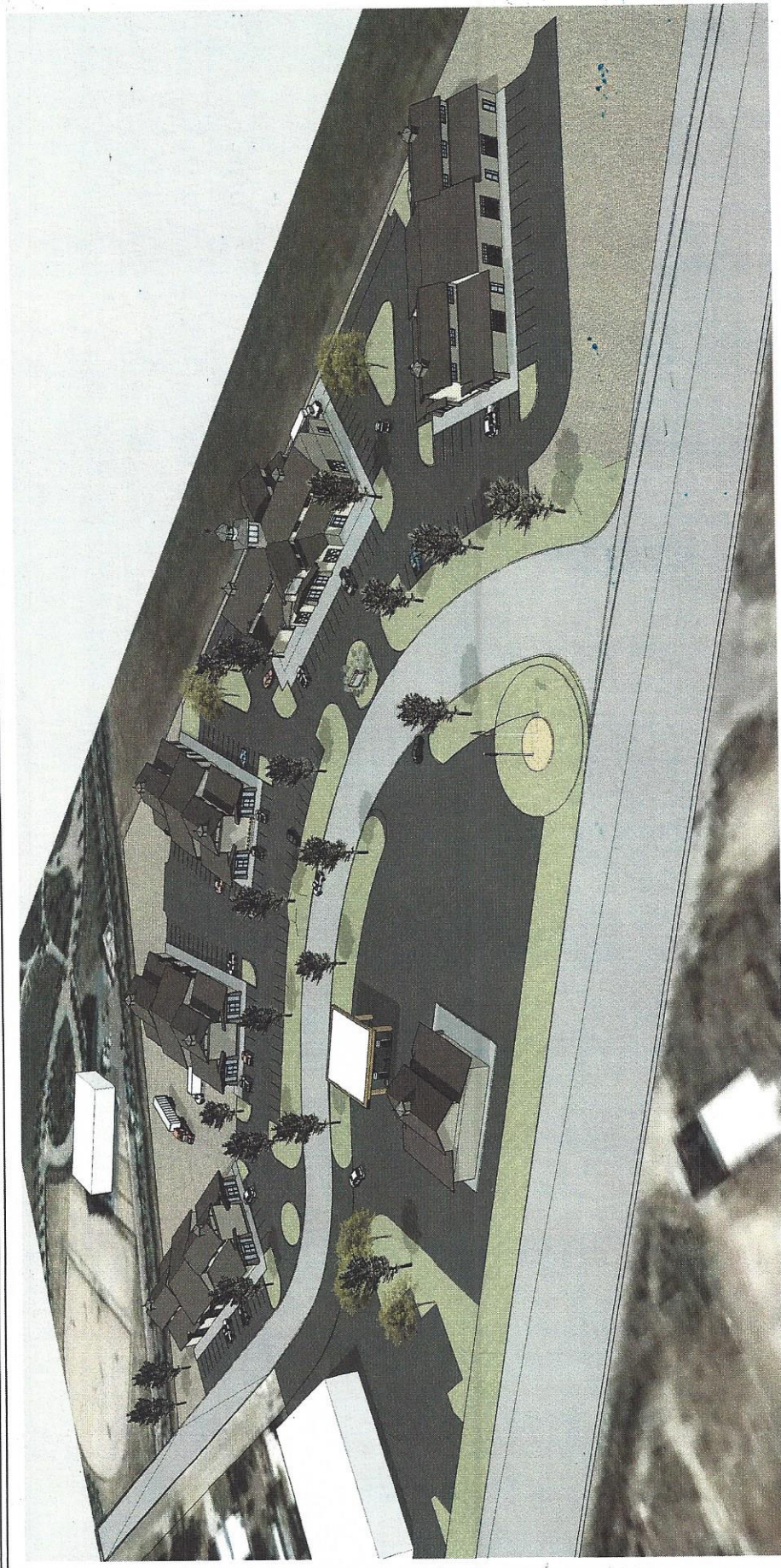


**Clayton Vance
 Design Group**

ARCHITECTURE
 LANDSCAPE DESIGN
 URBAN DESIGN

310 N. Main
 Heber City, UT 84033
 (801) 830-0072

All Plans, Drawings and Aerials are the property of Clayton Vance Design Group. These plans are not to be used for any other project. This design is not a final design and may not be duplicated, published, or used without written permission of Clayton Vance Design Group.



WEATHERVANE SQUARE LIGHT INDUSTRIAL AND MANUFACTURING PARK 3000 South Highway 189 Charleston, UT

DATE
22 March 2016



Clayton Vance
Design Group
ARCHITECTURE
LANDSCAPE DESIGN
URBAN DESIGN

310 N. Main
Heber City, UT 84032
(801) 830-0072

This drawing is the property of Clayton Vance Design Group, LLC. It is to be used only for the project and site shown. It is not to be reproduced, copied, or used for any other project. This drawing is an aerial rendering and is not a site plan. It is not to be used for any other purpose. It is not to be used for any other purpose. It is not to be used for any other purpose.

Planning report April, 2016

Blue stakes man hours: 49.50

Planning man hours: 136.75

Letter mailed to Wasatch Mobile Home Parks 2005 south 500 east Heber Utah.

One complaint was withdrawn from record.

Tom and Vicky Sprole – small subdivision

Mitigation Plan- MAG. Wasatch County

School District- Compliance with condition agreement.

Hwy 189 agreement- Passed without Daniel signing document.

Hwy 40 Corridor preservation agreements- Udot, Heber, Wasatch County, Mag.

Gerald Smith- Wrona law

Riley Clark- 5 Acre lot

Skinner- addition requirements

Valorie Cummings- resilience water coordination

Melvin Kohler- agricultural building

Greg Belt- solar permits

Peterson- 20 year plan

TOWN OF DANIEL

TENTATIVE GENERAL OPERATING BUDGET

FOR FISCAL YEAR 2016-2017

PRESENTED TO TOWN COUNCIL MAY 2, 2016

	2015	2016	2016	2017
	Actual as of June 30, 2015	Approved Budget 2015-16	Estimate as of May 2, 2016	Proposed Budget Appropriation
REVENUES				
General Property Taxes	\$ 47,347	\$ 40,000	\$ 46,914	\$ 40,000
State Sales Tax Distributions	\$ 104,478	\$ 90,000	\$ 86,972	\$ 90,000
Telecom Tax	\$ 18,999	\$ 18,000	\$ 9,863	\$ 11,000
Energy Tax	\$ 20,145	\$ 18,000	\$ 18,259	\$ 18,000
Building/Land-Use Permits & Appns	\$ 7,974	\$ 7,500	\$ 10,804	\$ 11,000
Business Licenses & Permits	\$ 2,495	\$ 2,000	\$ 1,680	\$ 1,800
Interest Earnings	\$ 2,200	\$ 1,900	\$ 3,187	\$ 2,100
Impact Fees - Transportation		\$ 12,000		\$ 4,900
Private Donations			\$ 1,000	
Other Income - Bank Interest	\$ 21			
Subtotal	\$ 203,659	\$ 189,400	\$ 178,679	\$ 178,800
Class C Road Fund Allotment	\$ 52,462	\$ 51,000	\$ 32,514	\$ 51,000
Funds carried over		\$ 133,100		\$ 22,600
TOTAL REVENUES	\$ 256,121	\$ 369,000	\$ 211,193	\$ 252,400
EXPENDITURES				
General Government				
Administration - Payroll	\$43,826	\$45,000	\$47,500	\$58,000
Employee Benefits			\$2,246	\$3,200
Administration - Office and Other	\$7,410	\$10,000	\$5,430	\$14,000
Professional Services - Legal	\$19,541	\$60,000	\$5,217	\$60,000
Professional Services - Engineering	\$33,763	\$25,000	\$29,897	\$25,000
Professional Services - Financial	\$5,500	\$4,000	\$3,000	\$3,500
Info Tech	\$0	\$1,000	\$578	\$1,000
Elections	\$0	\$1,000	\$0	\$1,000
Insurance/Bonding	\$6,187	\$6,500	\$1,508	\$6,500
Transfer to Storm Haven Water fund		\$8,000	\$8,000	
Planning/Land Use Comtes.		\$500	\$80	\$500
Subtotal	\$116,227	\$161,000	\$103,456	\$172,700
PUBLIC WORKS				
Administrative - Blue Stakes	\$6,076	\$12,000	\$4,000	\$ 10,000
Weed Spraying Chemicals		\$500	\$0	\$ 1,200
Equipment Lease				\$ 500
Subtotal	\$6,076	\$12,500	\$4,000	\$11,700
Highways & Streets				
Construction, repair and maintenance	\$177,575	\$160,000	\$7,983	\$50,000
Snow Removal	\$6,844	\$15,000	\$14,215	\$18,000
Subtotal	\$184,419	\$175,000	\$22,198	\$68,000
CONTINGENCY FUND		\$25,000		
Transfer to Capital Projects Fund				
TOTAL EXPENDITURES	\$306,722	\$373,500	\$129,654	\$252,400

TOWN OF DANIEL

Tentative Water Enterprise Fund Budget For Fiscal Year 2016-2017

PRESENTED TO TOWN COUNCIL ON MAY 2, 2016

	2016	2016	2017
	Current Year Budget Appropriation	Estimate as of May 2, 2016	Proposed Budget Appropriation
OPERATING REVENUES			
Charges for Services	\$ 72,000	\$ 62,769	\$ 72,000
Interest Earnings	500	550	\$ 500
Fees & Charges			
Carryover Funds	\$ 10,000		
TOTAL OPERATING REVENUES	\$ 82,500	\$ 63,319	\$ 72,500
OPERATING EXPENDITURES			
Professional: Legal, Engineering, IT	\$ 3,000	\$ 4,324	\$ 6,000
Legal			\$ 15,000
Engineering			\$ 2,000
Info Tech			\$ 8,000
Salaries and wages	\$ 7,500	\$ 5,600	\$ 6,000
Testing	\$ 3,000	876	\$ 10,000
Material and Supplies, storage shed, meters	\$ 13,000	\$ 399	\$ 500
Equipment Lease			\$ 400
Chlorine	\$ 400	\$ -	\$ 365
Association Fees	\$ 355	\$ 365	\$ 4,600
Utilities and phone line	\$ 3,000	\$ 3,410	\$ 1,000
Snowplow	\$ 1,000	\$ 700	\$ 1,500
Insurance	\$ 1,500	\$ 1,159	\$ 1,500
Office Expenses	\$ 1,500	\$ 1,220	\$ 1,000
Personnel Training	\$ 1,000	\$ 796	\$ 57,865
TOTAL OPERATING EXPENDITURES	\$ 35,255	\$ 18,849	\$ 57,865
OPERATING INCOME (LOSS)	\$ 47,245	\$ 44,470	\$ 14,635
NON-OPERATING REV. (EXP.) & TRANSFERS			
Connection/Impact Fees			\$ 212,300
Operating Transfers To:			
NET INCOME (LOSS)	\$ 47,245	\$ 44,470	\$ 226,935
CASH OPERATING NEEDS			
Net Income (Loss)	\$ 5,765	\$ 5,545	\$ 5,545
Less: interest payment on loan			\$ 150,000
Less: Improvements & Capital Outlay	\$ 38,940	\$ 40,000	\$ 40,000
Less: Bond Payments	\$ 4,500	\$ 4,500	\$ 4,500
Less: Payment Contingency Fund	\$ 3,500	\$ 3,500	\$ 3,500
Less: Cap. Fac. Repair & Repl. Fund			
TOTAL	\$ 52,705	\$ 53,545	\$ 203,545
TOTAL CASH PROVIDED (REQUIRED)	\$ (5,460)	\$ (9,075)	\$ 23,390

TOWN OF DANIEL

TENTATIVE STORM HAVEN WATER ENTERPRISE FUND BUDGET
FOR FISCAL YEAR 2016-2017
PRESENTED TO THE TOWN COUNCIL MAY 2, 2016

	2015-16	2016	2016-17
	Current year Budget Appropriation	Estimate as of May 2, 2016	Proposed Budget Appropriation
OPERATING REVENUES			
Charges for water	\$20,000	\$17,392	\$ 22,000
Charges for Sewer	\$1,800		
Interest Earnings			
Fees & Charges			
TOTAL OPERATING REVENUES	\$21,800	\$17,392	\$22,000
OPERATING EXPENDITURES			
Professional: Legal, Engineering, etc.	\$30,000		
Legal		\$760	\$2,000
Engineering		\$25,984	\$6,000
Info Tech	\$1,500	\$1,050	\$1,000
Salaries and wages	\$2,500	\$5,600	\$10,000
Testing	\$750	\$636	\$2,000
Material and Supplies, meters	\$400		\$1,000
Contractor Services	\$33,000	\$11,592	\$20,000
Utilities - electric and gas	\$3,300	\$950	\$1,000
Insurance	\$400	\$4	\$100
Office Expenses	\$500	\$571	\$1,000
TOTAL OPERATING EXPENDITURES	\$ 72,350	\$ 47,147	\$ 44,100
OPERATING INCOME (LOSS)	\$ (50,550)	\$ (29,755)	\$ (22,100)
SOURCES OF CASH			
Div. of Drinking Water Grant for Engineering		\$ 19,462	
Cash Balance at Beginning of Year	N/A		
Grants From CDBG	\$ 44,800	\$ 44,800	
Daniel Town Contribution	\$ 8,000	\$ 8,000	
TOTAL CASH	\$ 52,800	\$ 72,262	
NON-OPERATING REV. (EXP.) & TRANSFERS			
Connection Fees		\$ 4,800	
Operating Transfers From:			
Operating Transfers To:			
NET INCOME (LOSS)		\$77,062	-22,100
CASH OPERATING NEEDS			
Net Income (Loss)			
Plus: Depreciation			
Less: Improvements & Capital Outlay			
TOTAL CASH PROVIDED (REQUIRED)		\$ 47,307	\$ (22,100)